



3 Merevale Road

Elmbridge, Gloucester, GL2 0QX

£425,000



We are delighted to welcome to the open market, for the first time in over 10 years, this much-loved and spacious semi-detached family home, set along a highly sought-after tree-lined road.

Offering generous and well-balanced accommodation throughout, the property is perfectly suited to growing families seeking both space and a garden to match.

Homes in this location are always in high demand, and with the size and potential on offer, early viewing is quite simply essential.



Entrance Porch

Accessed via Upvc double glazed front door, Door through too:

Entrance Hallway

Accessed via Upvc double glazed door, window to front, stairs leading to first floor with under stairs storage space, radiator, doors to both reception rooms & kitchen.

Lounge

Upvc double glazed bay window to the front, television point, radiator, and power points.

Second Sitting Room

Upvc double glazed door & windows to rear, radiator, power points

Kitchen

Upvc double glazed windows to side & door to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, space for further appliances, wall mounted combination boiler, radiator, tiled flooring.

Conservatory

Upvc double glazed french doors to rear, Upvc double glazed windows throughout, pvc roof, power points.

First Floor Landing

Doors leading to bedrooms 1,2 & 4. Door also leading to the family bathroom.

Bedroom 1

Upvc double glazed bay windows to front, radiator, power points.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

Bedroom 4

Upvc double glazed windows to rear, radiator, power points.

Bathroom

Upvc frosted double glazed windows to side, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, tiled walls, extractor fan.

Inner Lobby

Upvc double glazed window to front, stairs leading to second floor.

Bedroom 3

Velux window to rear, radiator, eaves storage.

Rear Garden

A fantastic sized rear garden which is partly paved, mainly laid to lawn, flower & shrub borders.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	75
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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